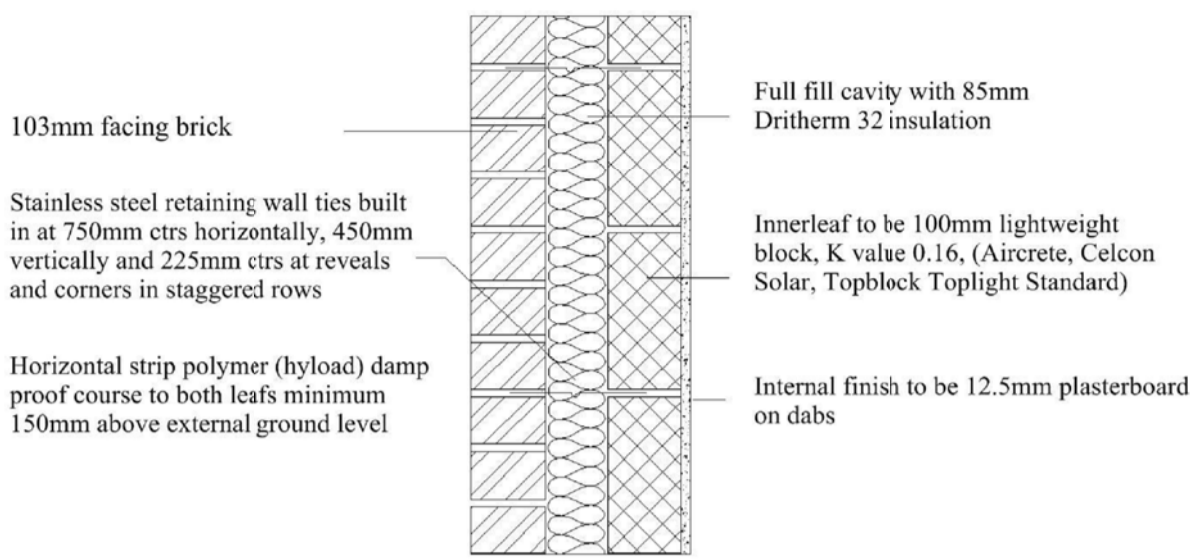


FULL FILL CAVITY WALL

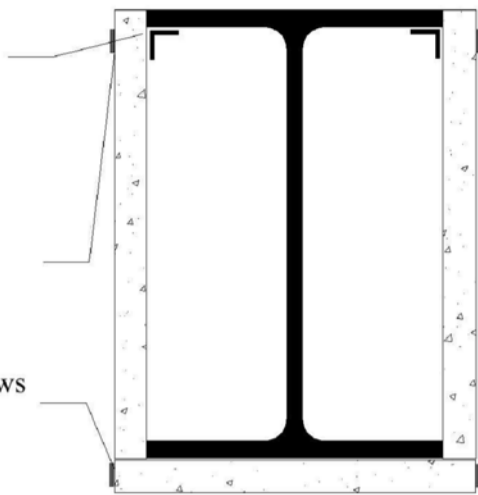


FIRE PROTECTION OF STEEL BEAM (Knauf fire board - as section 6 :2012 of manufacturer's details)

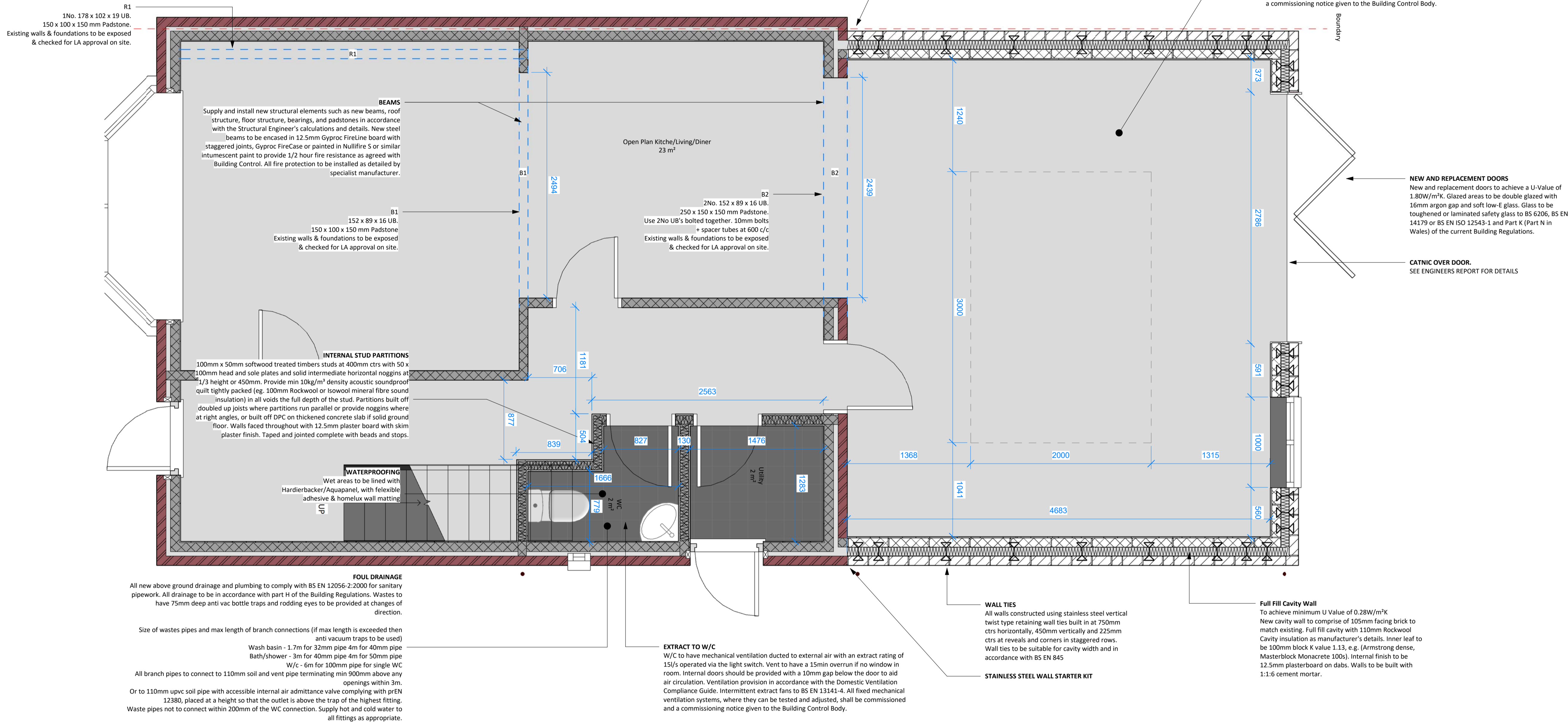
25 x 25mm angle fixed using proprietary fixings at 600mm centres

Board screwed to angles at 150mm centres with 35mm Knauf Drywall Screws

Board fixed to vertical boards using proprietary screws



NOTE: 100mm board cut offs to be fitted behind butt joints and fixed with proprietary screws at 100mm centres



Notes:

This drawing is copyright (C). The reproduction of this drawing is expressly prohibited.

Dimensions and conditions shall be verified on site. Any discrepancies between this drawing and the site conditions shall be raised prior to placing orders or construction. Contractor to check and verify all dimensions before commencing any work.

This drawing should not be scaled.

All work to comply with building regulations and all statutory authorities requirements.

All internal fittings and finishes to be confirmed by the builder in conjunction with clients requirements.

It is the contractors responsibility to ascertain the location of all services prior to the commencement of works.

All structural works to be confirmed by a structural engineer.

Scale bar:



Key:

A	PRELIMINARY	YM	20.06.21
REV	DESCRIPTION	BY	DATE
STATUS: PRELIMINARY			



CLIENT:	Henry and Talya Ozorewor
PROJECT:	Proposed Single Story Rear Extension

SITE:				48 Gayhurst Drive, Sittingbourne, Kent, ME10 1UD							
TITLE:								PROPOSED GROUND FLOOR BUILDING REGS			
SCALE AT:		DATE:		DRAWN:		CHECKED:					
1 : 25		20.06.21		YM		JC					
PROJECT NO:		DRAWING NO:				REVISION:					
094		00-BR-FP-01				A					

PARTY WALL ACT

The owner should they need to do so under the requirements of the Party Wall Act 1996 has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:

- Support of beam
- Insertion of DPC through wall
- Raising of wall or cutting of projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party wall agreement is to be in place prior to start of works on site.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workman like manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings).

BEAMS AND STRUCTURE

Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire 5 or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents within the in compliance with Approved Document F window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²

Purge ventilation - New windows/rooftlights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°

Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

ELECTRICAL WORKS

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls and horizontally at separating walls with cavity tray over installed according to manufacturer's details.